

WAIVER OF PLAT D-23214-2-COR.
ARCHIMEDEAN PROPERTIES, LLC
SEC. 25, TWP. 54 S, RGE. 39 E DISTRICT 10
ZONING: GU MIAMI-DADE COUNTY

WAIVER OF PLAT

In Section 25, Township 54 South, Range 39 East
MIAMI-DADE COUNTY, FLORIDA

"ARCHIMEDEAN CHARTER SCHOOL"

DEVELOPMENT INFORMATION

Existing Use: Elementary, Middle, and High School (K-12) with temporary Modular Classrooms
Proposed Use: New Middle and High School Building for 6-12 grades
New Gymnasium and outdoor athletic support facilities
New Cultural Center Building.

ZONING-DISTRICT : GU
NET LOT AREA : 514,444 SF or 11.81 acres

K-12 = 950 EXISTING STUDENTS AND WILL ENCREMENT 150 STUDENTS PER YEAR
CAP AT 1300 STUDENTS

2011 EXISTING BUILDINGS TO REMAIN

Existing Building	: 17,770 SF
Existing Cafeteria	: 2,100
Existing Library Module	: Will be removed - See Phasing Plan
Existing Easternmost Modular Classrooms (2 Buildings)	: 5,256
Existing Westernmost Modular Classrooms (2 Buildings)	: Will be removed - See Phasing Plan
Subtotal Existing	: 25,126 SF

2020 PROPOSED BUILDINGS

New M/H School Bldg. + Covered Terraces	: 24,680 SF (23,145 SF + 1,535 SF)
New Gym - PE Shelter	: 16,305 SF (14,355 SF + 1,950 SF)
New Covered Walkway	: 1,700 SF
New Tennis Facilities Building	: 585 SF
New Cultural Center	: 2,920 SF
Subtotal New	: 47,190 SF

BUILDING AREA SUMMARY

Existing Buildings to Remain	: 25,126
2020 Proposed Buildings	: 47,190
TOTAL AREA EXISTING & PROPOSED	: 72,316 SF

LOT COVERAGE

Lot Coverage is 14.0% <15%; complies with Zoning requirements.

PARENT TRACT LEGAL: A portion of land in the SW 1/4 of Section 25, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida.

LEGAL DESCRIPTION OF CUT-OUT PARCEL "A": The East 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4, LESS the South 50.0 feet thereof, in Section 25, Township 54 South, Range 39 East, Miami-Dade County, Florida.

TOGETHER WITH:
The West 1/2 of SW 1/4 of the SE 1/4 of the SW 1/4, LESS the South 50.0 feet thereof, in Section 25, Township 54 South, Range 39 East, Miami-Dade County, Florida.

AND TOGETHER WITH:
The South 1/2 of the South 1/2 of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 25, Township 54 South, Range 39 East, LESS the East 25.0 feet, lying and being in Dade County, Florida, now known as Miami-Dade County, Florida.

SURVEY FOR: 12425 SUNSET DRIVE
MIAMI, FLORIDA
5950 SW 123RD AVENUE
MIAMI, FLORIDA

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G-17-6 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA SURVEYORS, INC.
13052 SW 133RD COURT
MIAMI, FLORIDA 33186

CERTIFICATE OF AUTHORIZATION
L.B. NO. 3386
STATE OF FLORIDA

305-253-0909
FAX: 305-253-0933

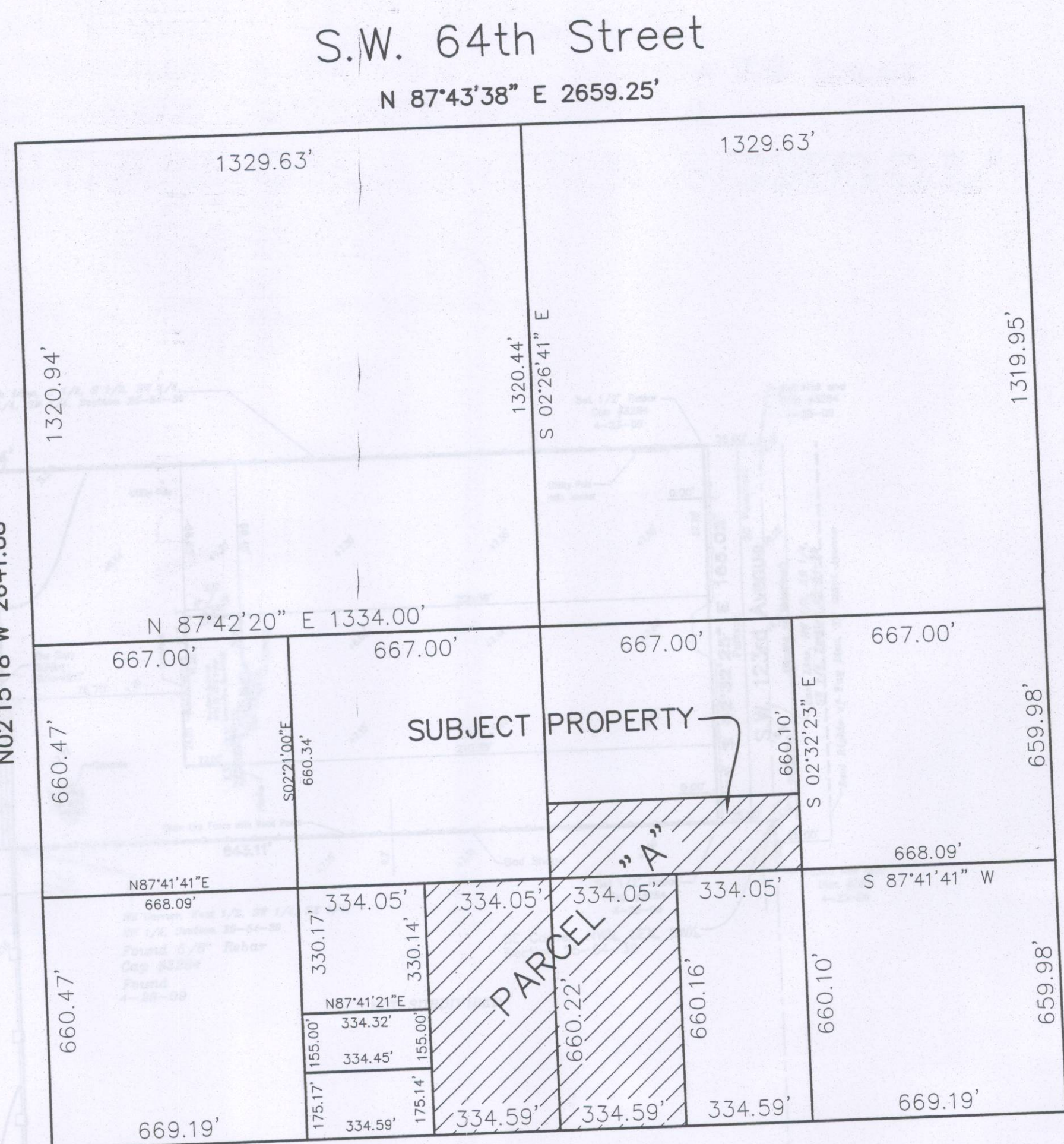
- 1) FLOOD ZONE: AH BASE: +9' PANEL NO. 12086C0434L COMMUNITY NO. 120635 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 7) TYPE OF SURVEY: BOUNDARY SURVEY.
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE.
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-FAC), IS "SUBURBAN", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETTIC VERTICAL DATUM OF 1929. O.D. DENOTES EXISTING ELEVATION. ELEVATION REFERS TO THE NATIONAL GEODETTIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929.
BENCHMARK: P-468-R ELEVATION: +8.94'
LOCATOR INDEX: 4915

FIELD SURVEY DATE: 09-30-11 SCALE: 1' = 50' DRAWN BY: Y.F.
DRAWING DATE: 10-03-11 FB: SKETCH DRAWING NO.: 11-0510 z

S.W. 127th Avenue

N02°15'18"W 2641.88'



N87°41'02"E 2676.75'
S.W. 72nd Street

SW 1/4, Section 25-54-39
LOCATION SKETCH

Scale 1" = 300'

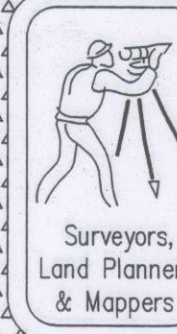
CONTACT PERSON INFORMATION
Name ANTHONY E. TZAMTZIS, RA
Telephone Number 305-389-9009
Fax Number 305-857-3542
e-mail address ATZAMTZIS@BELL.SOUTH.NET

CONTACT PERSON IN SCHOOL
Name DR. GEORGE KAFKOUSIS
Telephone Number 786-210-2964
Fax Number
e-mail address KAFKOUSIS@GMAIL.COM

DADE COUNTY FLOOD CRITERIA ELEVATION OF 9.00' FEET MORE OR LESS THIS ELEVATION WAS PRORATED FROM PLAT BOOK 120 AT PAGE 13, SHEET NO. 3 (DATED 6-6-94 AND SHOULD BE VERIFIED AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT OF MIAMI-DADE COUNTY, FLORIDA)

SEAL

Delta Surveyors, Inc.
13052 SW 133RD COURT MIAMI, FL 33186
PHONE: (305) 253-0909 E-MAIL: DELTAPAZ@AOL.COM



Boundary & Topographic Survey
A PORTION OF LAND IN THE SW 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	DATE	SCALE	DRAWN BY	DRAWING NO.	SHEET NO.
09-24-12	09-30-11	1" = 50'	M.A.B.	11-0510	1 OF 2

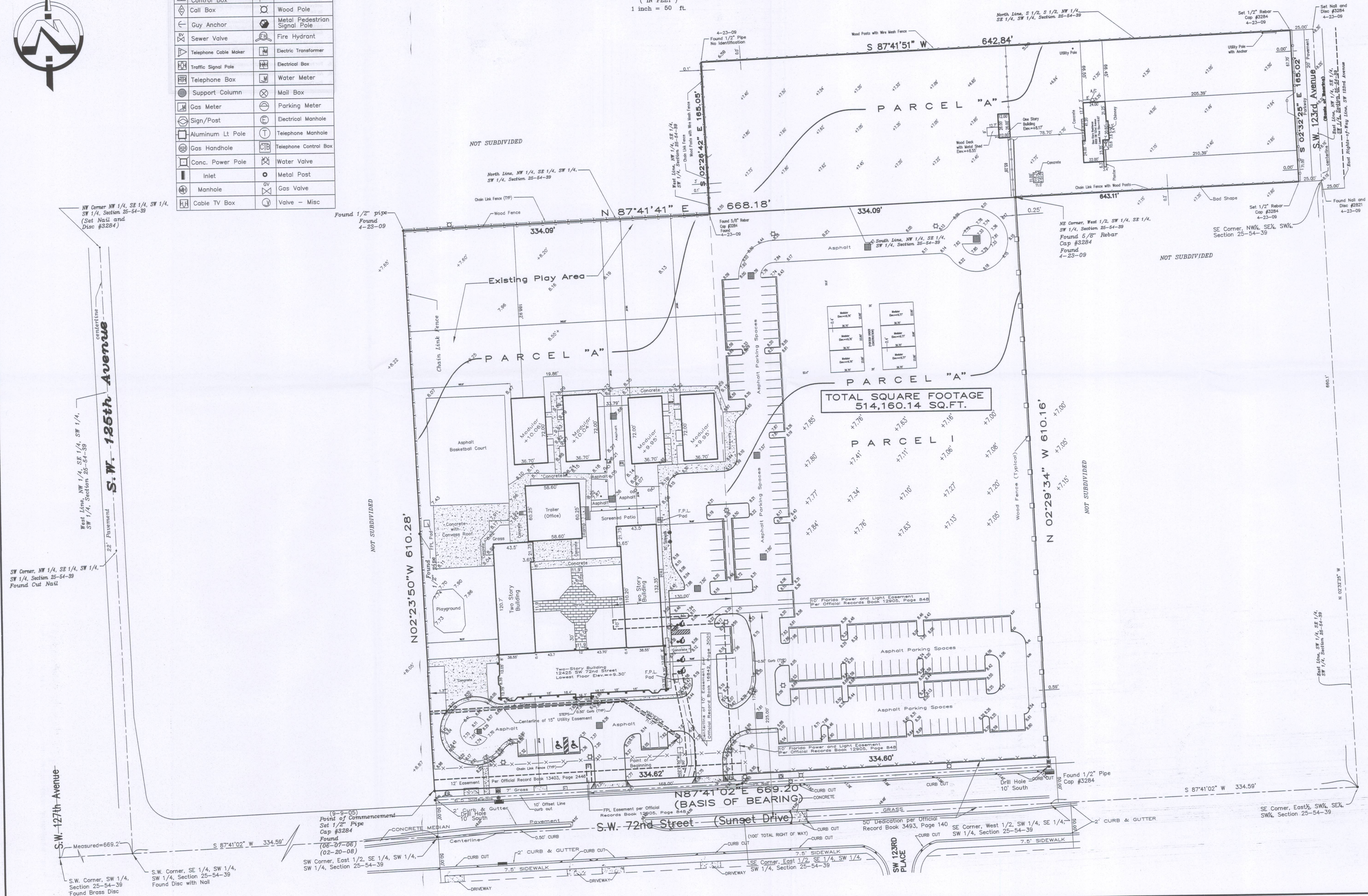
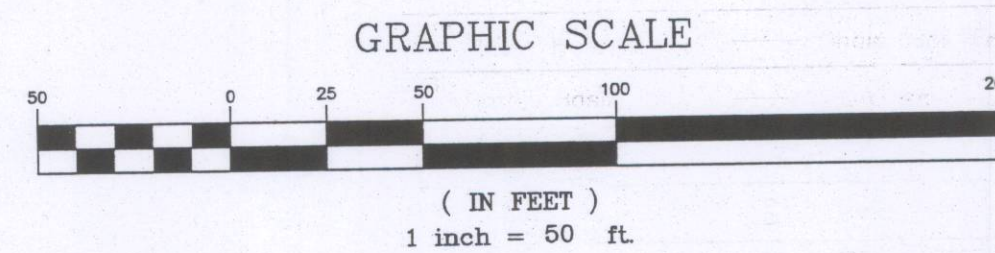


SYMBOL LEGEND	
	Curb Cut
	Palm Tree
	Palmetto Tree
	Mango Tree
	Flow of Traffic
	Survey Point
	Water Hose Bib
	Catch Basin
	Traffic Signal Control Box
	Call Box
	Guy Anchor
	Sewer Valve
	Telephone Cable Maker
	Traffic Signal Pole
	Telephone Box
	Support Column
	Gas Meter
	Sign/Post
	Aluminum Lt Pole
	Gas Handhole
	Conc. Power Pole
	Inlet
	Manhole
	Cable TV Box
	Concrete
	Ground Elev.
	Wall
	Baseline
	Iron Fence
	Wood Fence
	Chain Link Fence
	Concrete
	Metal Pole w/light
	Wood Pole
	Metal Pedestrian Signal Pole
	Fire Hydrant
	Electric Transformer
	Electrical Box
	Water Meter
	Mail Box
	Parking Meter
	Electrical Manhole
	Telephone Manhole
	Water Valve
	Metal Post
	Gas Valve
	Valve - Misc

WAIVER OF PLAT

In Section 25, Township 54 South, Range 39 East
MIAMI-DADE COUNTY, FLORIDA

"ARCHIMEDEAN CHARTER SCHOOL"



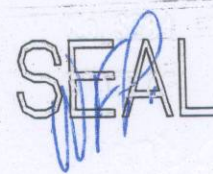
Delta Surveyors, Inc.
13052 SW 133rd COURT MIAMI, FL 33186
PHONE: (305) 253-0909 E-MAIL: DELTASURV@AOL.COM

**Surveyors,
Land Planners
& Mappers**

Boundary & Topographic Survey

OF A PORTION OF LAND IN THE SW 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH,
RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	
09-24-12	MIAMI-DADE COUNTY PLAT COMMITTEE CORRECTIONS
DATE: 09-09-11	
SCALE: 1" = 50'	
DRAWN BY: M.A.B.	
DRAWING NO: 11-0510	
SHEET NO. 2 OF 2	



IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

FEES:

Subdivision Control----- \$1,872.00
D.E.R.M.----- \$210.00
PRINT \$2,082.00

Agenda Date: 10/21/11

Waiver No. D- 23214-1-NEW

Received Date: 10/11/11

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities*
AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=> \$2,206.92 *<==AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY*

APPLICATION FOR WAIVER OF PLAT

Municipality: Unincorporated Sec. 25 Twp. 54 S. Rge. 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Owner's Name: Archimedean Properties, LLC (Lambros Katsoufis) Phone: 786-210-2964

Address: 1801 SW 3rd Avenue, 2nd Floor City: Miami State: FL Zip Code: 33129

Owner's Email Address: lkatsoufis1@me.com

2. Surveyor's Name: Delta Surveyors, Inc. Phone: (305) 253-0909

Address: 13052 SW 133rd Ct City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: deltapaez@aol.com

3. Legal Description of Cutout Tract: see attached

4. Folio No(s): 30-4925-000-0690 / 30-4925-000-0620 / 30-4925-000-0681 /

5. Legal Description of Parent Tract: A portion of land in the SW 1/4 of Section 25, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida

6. Street boundaries: SW 72nd Street and Sw 123rd Avenue

7. Present Zoning: GU Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res. (____ Units), Duplex (____ Units), Apartments (____ Units), Industrial/Warehouse (____ Square Ft.),
Business (____ Sq. Ft.), Office (____ Sq. Ft.), Restaurant (____ Sq. Ft. & No. Seats ____), Other (72,316 Sq. Ft. & No. of Units 12)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Waiver of Plat.
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS: Signature of Owner: [Signature]
(Print name & Title here): LAMBROS KATSOUFIS, MANAGER

BEFORE ME, personally appeared Lambros Katsoufis this 6th day of October, 2011 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6th day of October, 2011 A.D.



Signature of Notary Public: [Signature]
(Print, Type name here): Alesia Koush

9/15/2012 DD 823122
(Commission Expires) (Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.